

City of Norfolk

Office of the City Manager

cc: Dir., Department of Planning

December 7, 2004

To the Honorable Council
City of Norfolk, Virginia

Re: Street Closure – Portion of Westmont Avenue

Lady and Gentlemen:

Attached is the recommendation of the City Planning Commission on the application of the City of Norfolk.

The applicant seeks to close, vacate and discontinue the northern and southern 30 feet wide portions of Westmont Avenue that extends from Granby Street to Gramel Street.

Several property owners located along this portion of Westmont Avenue contacted staff to inquire as to the feasibility of closing the portions of Westmont Avenue that adjoin their residences. Upon the completion of the review of this request, it was determined that these portions of Westmont Avenue should be closed and the application was processed on behalf of the city.

The right of way of Westmont Avenue measures 110 feet in width with the actual paved surface measuring only 26 feet in width. The right of way of a normal residential street measures 50 feet in width. This residential area was platted as a part of the Commodore Park neighborhood in 1940. At that time, it was planned to develop Westmont Avenue as a principal entrance into the neighborhood with a landscaped median separating four lanes of traffic. The construction of Interstate 64 in the 1960s bisected the neighborhood negating the need for the wide entrance road.

Today, the excessive portions of the right of way of Westmont Avenue serve no public purpose. The street property, if closed, will become a part of the adjoining properties.

The Planning Commission unanimously recommends (by a 6 to 0 vote) that this closure be granted provided the necessary utility easements are provided. The closure will not have an adverse impact on the surrounding properties, as it will be incorporated into the existing residential use.



The attached ordinance accepting the dedication of a utility easement by adjacent property owners will also be considered at this public hearing.

Recommendation: Adopt ordinance

Respectfully submitted,


Regina V.K. Williams
City Manager

PH-2

Form and Correctness Approved: Contents Approved:  LMVBy 
Office of the City Attorney

NORFOLK, VIRGINIA

By
DEPT.**ORDINANCE No.**

AN ORDINANCE VACATING PORTIONS OF WESTMONT AVENUE.

- - -

WHEREAS, application to close, vacate and discontinue the hereinafter described portions of Westmont Avenue in the City of Norfolk has been made and the requirements of Section 15.2-2006 of the Code of Virginia, 1950, as amended which relate to the vacation of streets and alleys, have been met; and

WHEREAS, it is the judgment of the council that said portions of streets are not needed for public use and travel and should be closed, vacated and discontinued; now, therefore,

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the following described portions of Westmont Avenue are hereby vacated and discontinued as public streets of the City of Norfolk:

An irregular-shaped lot, piece or parcel of land situate, lying and being in the City of Norfolk, Virginia, said parcel being further described as follows: BEGINNING at a point that is the intersection of the existing southern line of Westmont Avenue and the dividing line between Lot 40 and Lot 57, said point being shown on a plat entitled "Map of a Portion of Commodore Park, Situated Near Ocean

View in the City of Norfolk, Virginia," said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 10, at Page 72; thence, from the point of beginning thus described, N 59°-36'-20" W, 108.00 feet, more or less, along the existing northern line of Lot 57 to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the eastern line of Gramel Street; thence, N 30°-23'-40" E, 30.00 feet, more or less, along said eastern line of Gramel Street to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the right, the radius of which is 10.00 feet, to a point of tangency on the new southern line of Westmont Avenue; thence, S 59°-36'-20" E, 216.00 feet, more or less, along said new southern line of Westmont Avenue to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the right, the radius of which is 10.00 feet, to a point of tangency on the western line of Semmes Avenue; thence, S 30°-23' 40" W, 30.00 feet, more or less, along said western line of Semmes Avenue to a point of curvature; thence, in a northwestwardly direction, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the existing northern line of Lot 40; thence, N 59°-36'-20" W, 108.00 feet, more or less, along said existing northern line of Lot 40 to the point of beginning. The above-described parcel contains 0.163 acre of land, more or less.

An irregular-shaped lot, piece or parcel of land situate, lying and being

in the City of Norfolk, Virginia, said parcel being further described as follows: BEGINNING at a point that is the intersection of the existing northern line of Westmont Avenue and the dividing line between Lot 41 and Lot 56, said point being shown on a plat entitled "Map of a Portion of Commodore Park, Situated Near Ocean View in the City of Norfolk, Virginia," said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 10, at Page 72; thence, from the point of beginning thus described, S 59°-36'-20" E, 108.00 feet, more or less, along the existing southern line of Lot 41 to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the western line of Semmes Avenue; thence, turning southwestwardly, S 30°-23'-40" W, 30.00 feet, more or less, along said western line of Semmes Avenue to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the right, the radius of which is 10.00 feet, to a point of tangency on the new northern line of Westmont Avenue; thence, N 59°-36'-20" W, 216.00 feet, more or less, along said new northern line of Westmont Avenue to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the right, the radius of which is 10.00 feet, to a point of tangency on the eastern line of Gramel Street; thence, N 30°-23' 40" E, 30.00 feet, more or less, along said eastern line of Gramel Street to a point of curvature; thence, in a southeastwardly direction, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the existing southern line of Lot

56; thence, S 59°-36'-20" E, 108.00 feet, more or less, along said existing southern line of Lot 56 to the point of beginning. The above-described parcel contains 0.163 acre of land, more or less.

An irregular-shaped lot, piece or parcel of land situate, lying and being in the City of Norfolk, Virginia, said parcel being further described as follows: BEGINNING at a point that is the intersection of the existing southern line of Westmont Avenue and the dividing line between Lot 5 and Lot 28, said point being shown on a plat entitled "Map of a Portion of Commodore Park, Situated Near Ocean View in the City of Norfolk, Virginia," said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 10, at Page 72; thence, from the point of beginning thus described, N 59°-36'-20" W, 108.00 feet, more or less, along the existing northern line of Lot 28 to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the eastern line of Semmes Avenue; thence, N 30°-23'-40" E, 30.00 feet, more or less, along said eastern line of Semmes Avenue to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the right, the radius of which is 10.00 feet, to a point of tangency on the new southern line of Westmont Avenue; thence, S 59°-36'-20" E, 209.00 feet, more or less, along said new southern line of Westmont Avenue to a point of curvature; thence, 31.42 feet, more or less, along the arc of a curve to the right, the radius of which is 20.00 feet, to a point of tangency on the western line of Granby Street; thence,

S 30°-23' 40" W, 20.00 feet, more or less, along said western line of Granby Street to a point of curvature; thence, in a northwestwardly direction, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the existing northern line of Lot 5; thence, N 59°-36'-20" W, 111.00 feet, more or less, along said existing northern line of Lot 5 to the point of beginning. The above-described parcel contains 0.163 acre of land, more or less.

An irregular-shaped lot, piece or parcel of land situate, lying and being in the City of Norfolk, Virginia, said parcel being further described as follows: BEGINNING at a point that is the intersection of the existing northern line of Westmont Avenue and the dividing line between Lot 6 and Lot 27, said point being shown on a plat entitled "Map of a Portion of Commodore Park, Situated Near Ocean View in the City of Norfolk, Virginia," said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 10, at Page 72; thence, from the point of beginning thus described, S 59°-36'-20" E, 111.00 feet, more or less, along the existing southern line of Lot 6 to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the western line of Granby Street; thence, turning southwestwardly, S 30°-23'-40" W, 20.00 feet, more or less, along said western line of Granby Street to a point of curvature; thence, 31.42 feet, more or less, along the arc of a curve to the right, the radius of which is 20.00 feet, to a point of tangency on the new northern line of

Westmont Avenue; thence, N 59°-36'-20" W, 209.00 feet, more or less, along said new northern line of Westmont Avenue to a point of curvature; thence, 15.71 feet, more or less, along the arc of a curve to the right, the radius of which is 10.00 feet, to a point of tangency on the eastern line of Semmes Avenue; thence, N 30°-23' 40" E, 30.00 feet, more or less, along said eastern line of Semmes Avenue to a point of curvature; thence, in a southeastwardly direction, 15.71 feet, more or less, along the arc of a curve to the left, the radius of which is 10.00 feet, to a point of tangency on the existing southern line of Lot 27; thence, S 59°-36'-20" E, 108.00 feet, more or less, along said existing southern line of Lot 27 to the point of beginning. The above-described parcel contains 0.163 acre of land, more or less.

Section 2:- That this ordinance shall be in effect from and after its adoption.



City of Norfolk

Inter Department Correspondence Sheet

TO: _____ City Manager
FROM: _____ City Planning Commission
COPIES TO: _____
SUBJECT: _____ Application for a Street Closure

(13 P.H. 24 October 2002)

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Street Closure: The northern and southern 30 feet wide portions of Westmont Avenue that extends from Granby Street to Gramel Street.

Applicant: City of Norfolk

Description of Proposed Use:

Several property owners located along this portion of Westmont Avenue contacted staff to inquire as to the feasibility of closing the portions of Westmont Avenue that adjoin their residences. Upon the completion of the review of this request, it was determined that these portions of Westmont Avenue should be closed and the application was processed on behalf of the City.

The right of way of Westmont Avenue measures 110 feet in width with the actual paved surface measuring only 26 feet in width. The right of way of a normal residential street measures 50 feet in width. This residential area was platted as a part of the Commodore Park neighborhood in 1940. At that time, it was planned to develop Westmont Avenue as a principal entrance into the neighborhood with a landscaped median separating four lanes of traffic. The construction of Interstate 64 in the 1960s bisected the neighborhood negating the need for the wide entrance road.

Today, the excessive portions of the right of way of Westmont Avenue serve no public purpose. If closed, the adjacent property owners would incorporate the property with their property.

Easements Requested:

The Department of Utilities, Virginia Natural Gas, and Hampton Roads Sanitation District have utilities located in these portions of Westmont Avenue and easements are required.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

The Planning Commission has not recently considered any applications in this area.

Neighborhood Impact:

This closure will serve to close portions of Westmont Avenue not needed. The closures will not have an adverse impact on the surrounding properties.

General Plan Impact:

The General Plan designates the area as Low Density Residential. This closure would not conflict with the General Plan.

Zoning Impact:

This street is located within a R-8 (One-Family) district, which encompasses the adjoining neighborhood. The street property, if closed, will become a part of the adjoining properties and will be zoned R-8.

PART 3: RECOMMENDATION:

The Planning Commission recommends (by a 6 to 0 vote) that this street be closed subject to the provision of the necessary utility easement. These portions of Westmont Avenue are not needed for traffic or pedestrian circulation.

Property Description:

The northern and southern 30 foot portions of Westmont Avenue that extends from the western line of Granby Street to the eastern line of Gramel Street.

Proponents:

Mrs. Karen Ihrig
8723 Semmes Avenue
Norfolk, VA 23503

Opponents:

NONE



Tim Poik
Executive Secretary

Attachments

1. LOCATION AND ZONING
PROPOSED STREET CLOSURE
CITY OF NORFOLK



Planning Commission Public Hearing

October 24, 2002

Application 13

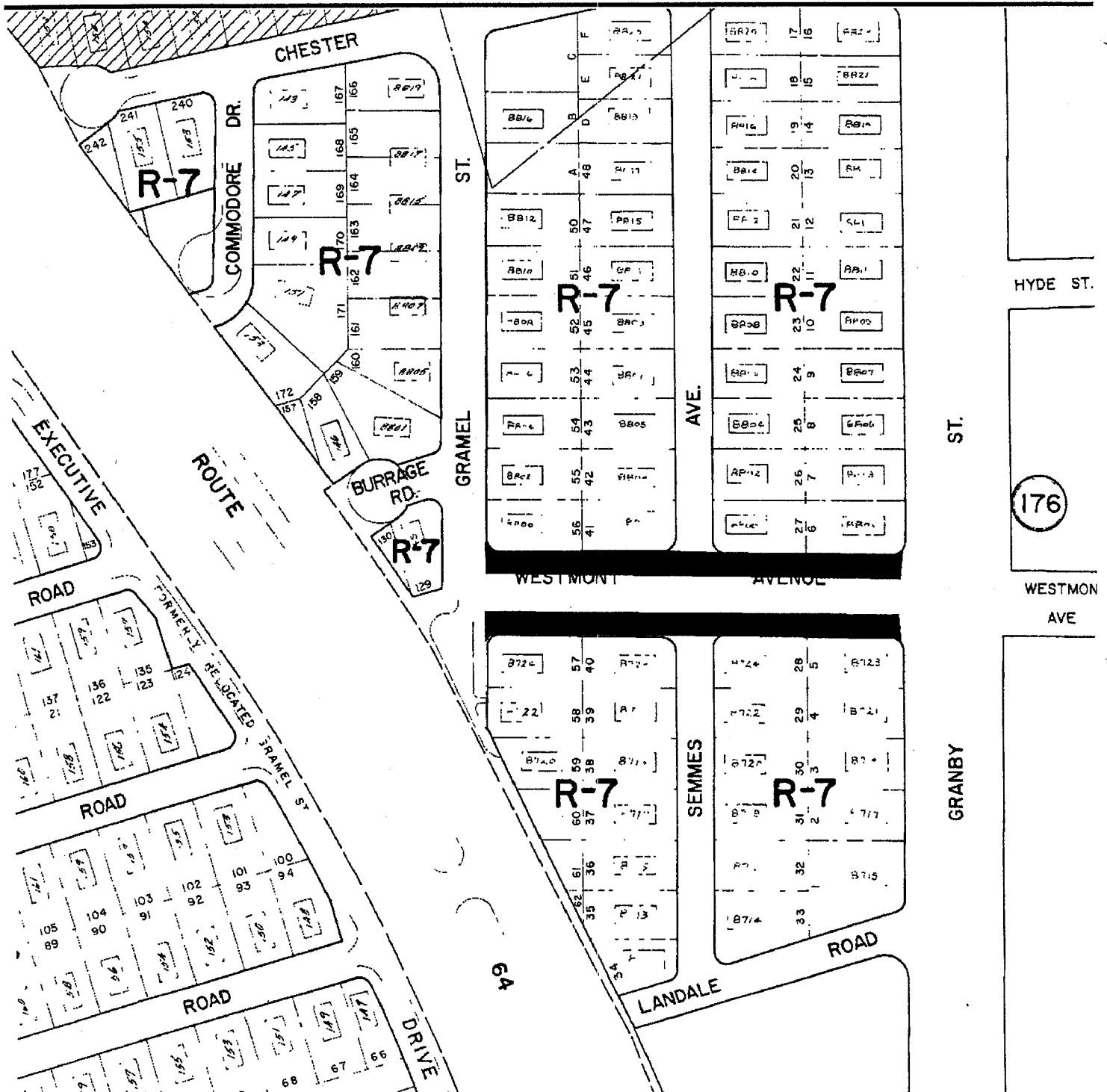
Location

Scale: 1" = 800'

2. SITE

PROPOSED STREET CLOSURE

CITY OF NORFOLK



Planning Commission Public Hearing

October 24, 2002

Application 13

Location

Scale: 1" = 800'

NORFOLK CITY PLANNING COMMISSION – ITEM NO. 13

PUBLIC HEARING DATE: OCTOBER 24, 2002

STAFF REPORT-DEPARTMENT OF PLANNING

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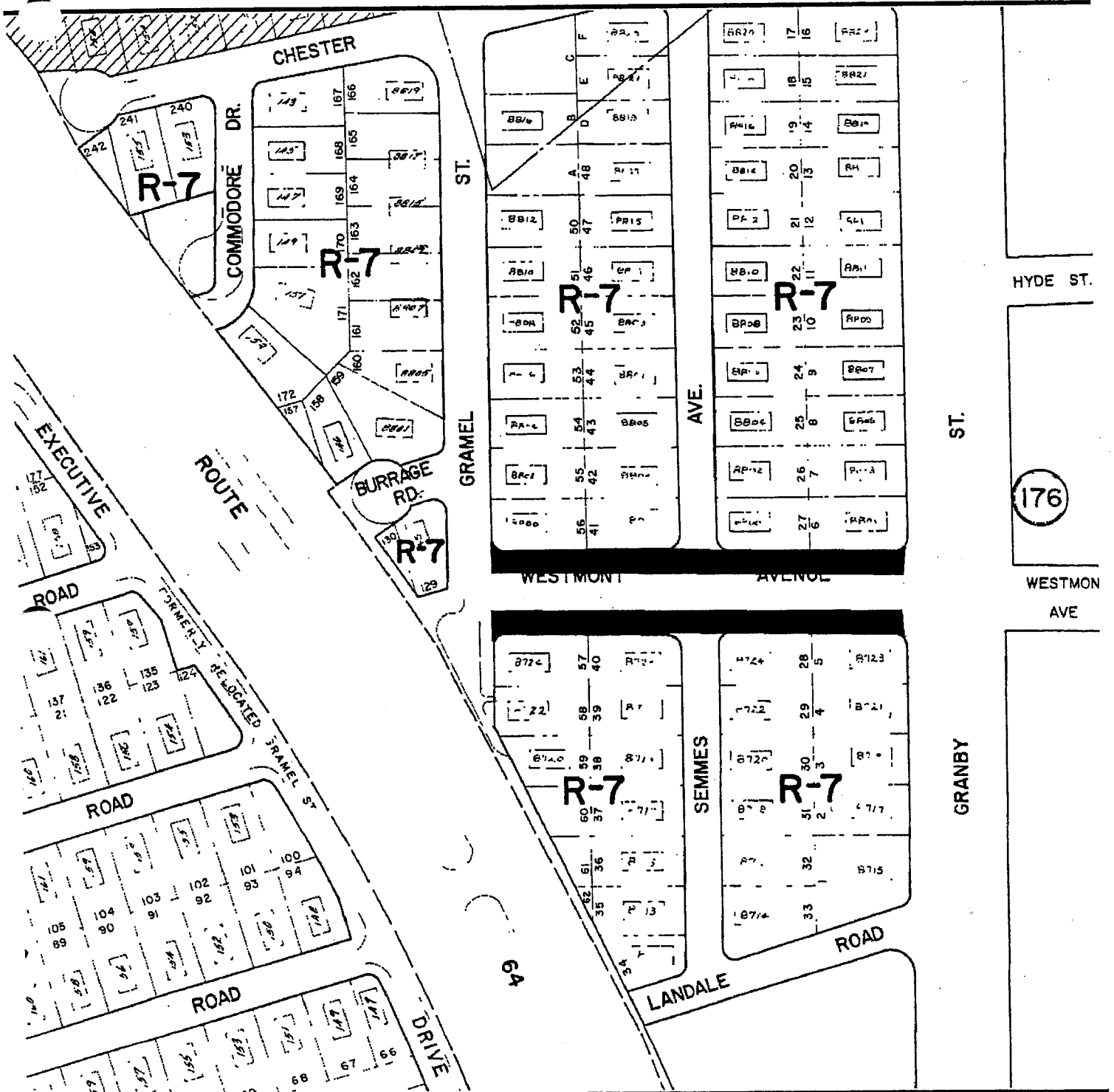
The Department of Utilities, Virginia Natural Gas, and Hampton Roads Sanitation District have utilities located in these portions of Westmont Avenue and easements are required.

Daniel R. Hagemeister, Deputy City Attorney
Northside Civic League
Sid Baker, Parks and Forestry
Shurl R. Montgomery, Assistant City Manager

2. SITE

PROPOSED STREET CLOSURE

CITY OF NORFOLK



Planning Commission Public Hearing

October 24, 2002

Application 13

Location

Scale: 1" = 800'